

MINUTES OF ADJOURNED REGULAR MEETINGS OF
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

August 26, 2003

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 7:31 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, McCann, Rindone, Salas, and
Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City
Attorney Moore, and City Clerk Bigelow

CONSENT CALENDAR

1. APPROVAL OF MINUTES – July 8, 2003, July 15, 2003, and July 22, 2003

Staff recommendation: Council/Agency approve the minutes.

ACTION: Chair/Mayor Padilla moved to approve staff's recommendation and offered the Consent Calendar, heading read, text waived. Agency/Councilmember Rindone seconded the motion, and it carried 5-0.

PUBLIC HEARINGS

2. CONSIDERATION OF ESTABLISHING DEVELOPMENT STANDARDS, AND ALLOWING A 25 PERCENT DENSITY BONUS TO ALLOW FOR A 14-UNIT TOWN HOME PROJECT IN THE R2P ZONE FOR PROPERTY LOCATED AT 774 ADA STREET

Ada Terrace, Incorporated has proposed to develop a market rate, 14-unit town home project in two triplex and four duplex buildings at 774 Ada Street. The project is located in the Southwest Redevelopment Area. (Community Development Director)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Chair/Mayor Padilla opened the public hearing.

Community Development Specialist Del Valle presented the proposed project.

PUBLIC HEARINGS (Continued)

Agency/Councilmember Rindone expressed concern with the proposed 17-foot length of the garages, which he thought could force residents to park outside of their garages. Associate Planner Phelps responded that only an extremely oversized vehicle would have difficulty parking in the garage space. Agency/Councilmember Mayor Rindone requested that in future projects, consideration be given to building longer garages.

Agency/Councilmember Davis clarified that only one side of the garages would be 17 feet, while the other side would be the regular 20-foot length. She commended staff on producing a great project, which she felt was much needed and would be appreciated by the community.

Agency/Councilmember McCann also commended staff on a job well done. He remarked on the pleasing similarities of architecture in all three Ada Street projects.

With no members of the public wishing to speak, Chair/Mayor Padilla closed the public hearing.

ACTION: Chair/Mayor Padilla offered Ordinance No. 2934 for first reading and Council Resolution No. 2003-388, and Agency Resolution No. 1841 for adoption, headings read, texts waived:

ORDINANCE NO. 2934, ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA GRANTING A PRECISE PLAN PCM-03-31 TO ESTABLISH DEVELOPMENT STANDARDS, AND APPROVING A 25 PERCENT DENSITY BONUS TO ALLOW FOR A 14-UNIT TOWN HOME PROJECT IN THE R2P ZONE FOR PROPERTY LOCATED AT 774 ADA STREET

COUNCIL RESOLUTION NO. 2003-388 AND AGENCY RESOLUTION NO. 1841, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING AN OWNER PARTICIPATION AGREEMENT WITH ADA TERRACE, INCORPORATED FOR THE DEVELOPMENT OF A 14-UNIT TOWN HOME PROJECT AT 774 ADA STREET WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA

The motion carried 5-0.

ACTION ITEMS

3. COUNCIL RESOLUTION NO. 2003-389 AND AGENCY RESOLUTION NO. 1842, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA ADOPTING THE BROADWAY REVITALIZATION STRATEGY (BRS) FOR THE H TO L STREET SEGMENT/H STREET ENTRYWAY OF THE BROADWAY CORRIDOR, AND DIRECTING STAFF TO DEVELOP AN IMPLEMENTATION PLAN FOR IMMEDIATE ACTION ITEMS

ACTION ITEMS (Continued)

The purpose and intent of the Broadway revitalization effort is to reverse deteriorating conditions, support the vitality of commercial establishments, and enhance the visual quality of the urban environment. The Broadway revitalization strategy provides a comprehensive list of revitalization strategies that are intended to build upon the focus area's recent and anticipated successes for the purpose of making the area more attractive to investors, consumers, visitors, and residents. (Community Development Director)

Community Development Specialist Del Valle presented the proposed Broadway revitalization strategy for the initial focus area, H to L Street, and the H Street entryway plan.

Agency/Councilmember McCann commended staff on selecting a focused area for revitalization, which demonstrates the City's commitment to revitalization efforts in the community.

Agency/Councilmember Rindone reported that the Chula Vista Center is talking about major improvements.

ACTION: Agency/Councilmember McCann offered Council Resolution No. 2003-389 and Agency Resolution No. 1842, heading read, text waived. The motion carried 5-0.

ORAL COMMUNICATIONS

There were none.

OTHER BUSINESS

4. DIRECTOR'S REPORTS

There were none.

5. CHAIR/MAYOR REPORTS

There were none.

6. AGENCY/COUNCIL COMMENTS

There were none.

ADJOURNMENT

At 8:01 p.m., Chair/Mayor Padilla adjourned the meeting to the regular meeting of the Redevelopment Agency on September 16, 2003, at 6:00 p.m., immediately following the City Council Meeting.

Susan Bigelow, CMC, City Clerk